

TACOMA HOUSING AUTHORITY

SALISHAN SEVEN

Salishan Seven is the capstone of THA's Salishan HOPE VI Redevelopment. It's the seventh and last affordable rental phase of this mixed income, mixed use development. Salishan Seven is comprised of 91 rental units in a mix of unit types from single family to four-plex, ranging from one-bedroom to five-bedroom units. All of the units are EnergyStar qualified.

Salishan as a community has been in existence since 1942. Salishan was originally designed as temporary workforce housing in WWII. Salishan was never meant to house people for as long as it did. In the 1990s, Salishan had become a blemish on the City of Tacoma with housing and infrastructure worn out beyond repair and was known for crime & poverty.

In 2000 THA secured a \$35 million HUD HOPE VI grant to transform the community. The original Salishan development contained 855 public housing units; New Salishan will have close to 1,300 mixed income, mixed tenure units. The rental aspect of the Salishan redevelopment began in late 2004 and will be completed at the end of December 2010 with the completion of Salishan Seven. From the beginning, the Salishan community was included in redesigning and redeveloping of Salishan. All aspects from social justice, to bio-swales, mass transit oriented, to building a Passive House have been included in this redevelopment.

The transformation of Salishan over the past few years has been dramatic. The vision of Salishan was to build something 'Lovely' and that is what has happened. This last phase of Salishan represents a shift from the past to the future.

Salishan Seven includes a myriad of green features: Bio Swales, Ductless mini-split heat pumps, Insulation well above code, triple paned windows, Energy Star appliances, Energy Star fixtures & CFLs throughout, buildings performing at 2.5 ach at 50PAe, and many other features. Most critically, THA was able to do this within its budget. The enhanced green features represent a 6-7% increase in the construction costs.

THA was bold to target LEED for HOMES Platinum from the beginning and in order to do succeed enlisted the help of NW Energy from the beginning and has used NW Energy Star products & services throughout the project

Accomplishments/Energy Efficiency

- **Affordable** - For a modest 6-7% increase in overall budget, THA has built 91 homes in Salishan Seven that are at least 30% more efficient and can achieve 40-50% efficiency through education & awareness, demonstrating that energy efficient homes can be built affordably.

- **First** - 1st HOPE VI project in country certified LEED for HOMES Platinum.
- **Size** - Largest project in country certified LEED for HOMES Platinum to date (91 homes on 22 acres).
- **Winner** – The Home Depot Foundation 2010 Awards of Excellence for Sustainable Community Development.
- **Winner** – Only affordable housing project selected by Northwest EcoBuilding Guild as one of the Top 10 projects for 2010 for the annual 10x10x10 Green Building Slam at Seattle Public Library.
- **Certification** – 91 homes certified LEED for HOMES Platinum.
- **Certification** – 91 homes NW Energy Star Certified.
- **Certification** – 91 homes certified Built Green 3Star pursuing Built Green 5Star.
- **Research/Education/Innovation** – Selected as a Department of Energy Building America Project, in which Washington State University Extension Energy Program will conduct the Research. The project makes for the perfect case study: 7 phases 90 homes each with the last phase being SAL 7 – LEED for HOMES Platinum.
- **Performance** - Energy savings translates into the removal of at least 27 homes from Tacoma Power's electrical grid (Energy Modeling conducted by Washington State University Extension Energy Program).
- **Performance** – All 91 homes have performed a 2.5ach at 50PA or less.
- **Leader** - Last 2 homes in this project are pursuing the Passive House standard of .6ach at 50PA. These 2 homes are in the final stages of construction are performing at 1.25ach at 50PA (Northwest Energy Star is assisting in this endeavor).
- **Leader/Innovation** – Created the Clean Wood Bin dumpster & Blue Bin dumpster that diverts waste away from the favorite construction dumpster of choice (the commingle dumpster in which nearly 50% of all material becomes either Alternate Daily Cover, which goes into Landfills, or becomes Hog Fuel, which is burned). Clean Wood becomes pulp for cardboard and the Blue Bin collects paper, aluminum, cardboard, & plastics which is hauled directly to recyclers. In 11 months of construction, the project did not fill up one 10-yard bin of garbage, while achieving 95% recycle rate.
- **Leader/Innovation** – Created 'YouTube' like videos available at anytime for tenants to view on how to maintain their products...such as filter in ductless mini-splits.

Institutional Change

THA has had to change the way it does business. One example was with Energy Star ductless mini-splits. In affordable housing, base-board heaters are the product of choice because they are economical to install, durable and there is next to no maintenance. However, electric resistant heating is the most costly form of heating available. THA brought in experts from Washington State University and Tacoma Power to discuss and better understand mini-splits. The change goes beyond the Salishan redevelopment. Building "green" is now the expected way of doing business at THA. One example is when THA received \$4 million in ARRA (Stimulus) Capital funds to do capital improvements on its existing portfolio, THA used green technologies and sustainable materials for this work. All future new construction projects will follow the lead of what was done at Salishan.

Housing Affordability

As a public housing authority, all of THA's units are affordable. Virtually of THA's tenants earn less than 50% of the area median income, some as low as 10-15%. Many of THA's residents are elderly, disabled, and/or new immigrant. In addition to housing, THA provides supportive services to most of its residents. THA has leveraged public dollars quite effectively. For Salishan Seven, a \$2 million investment by the State Housing Trust Fund, leveraged \$15.5 million of private funds; \$11.8 million in equity investment through the low income housing tax credit program and \$4 million bank loan. With the exception of a \$5,000 grant from the Home Depot Foundation THA did not receive any other funding for the green features exclusively.

Outreach and Education

In order for the residents to receive the most benefit from the EnergyStar appliances and green technologies, each household receives individual training at move-in on the unit features. THA also has 15 short videos on its website showing residents how to use the difference components. THA is working to implement a more robust training program in 2011. Working in conjunction with the local utility company and Washington State University Extension Energy Program, THA will be conducting an energy usage study at Salishan from 2011 to 2015. This will help make the residents more aware of the amount of energy they are using. In addition, THA plans to develop a training program for the residents based on the results of this study.